SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









# Asking Price £385,000

## Davenport Road, Leicester, LE5 6SE

- Detached Bungalow
- Lounge
- Bathroom
- Utilty Area
- Freehold / No Chain
- Three Double Bedrooms
- Kitchen
- Conservatory
- Good Size South West Facing Garden
- EPC Rating E Council Tax Band D




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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A great opportunity to purchase this spacious DETACHED BUNGALOW in EVINGTON.

This spacious property is being sold with NO UPPER CHAIN and has scope to extend subject to the usual planning consents.

Currently comprising a porch, entrance hallway, lounge, kitchen, THREE DOUBLE BEDROOMS, bathroom, CONSERVATORY and UTILTY AREA.

The bungalow benefits from a good size SOUTH WEST FACING rear garden and a GARAGE with OFF ROAD PARKING.

Great location close to local schooling, places of worship, Leicester city centre and General Hospital.



**PORCH**
**10'1" x 3'8" (3.09 x 1.12)**
Front door, tiled floor, windows to front and side aspects.



**HALLWAY**
Double glazed door to front elevation, access to loft, two built in storage cupboards, radiator, double glazed window to front aspect.



**LOUNGE**
**15'10" x 11'5" (4.84 x 3.48)**
Electric Fireplace, coving, two radiators, double glazed window to front aspect, Two double glazed windows and pair of double glazed opening doors to rear aspect leading into conservatory.



**OTHER ASPECT**



**KITCHEN**
**11'10" x 9'10" (3.62 x 3.02)**
Fitted units with worktops and tiled splashbacks, sink with drainer, plumbing for dishwasher, space for fridge freezer, four ring gas hob, oven and extractor, tiled floor, radiator, double glazed window to rear aspect, door to side aspect leading into inner hall.



**CONSERVATORY**
**18'6" x 8'8" (5.64 x 2.66)**
Electric wall mounted plug in heater, tiled floor, double glazed windows to rear and side aspects, pair of double glazed doors to rear opening out into the garden.



**INNER HALL AND UTILTY AREA**
**21'5" x 5'1" (6.54 x 1.55)**
Built in storage cupboard, fitted units with worktops, plumbing for washing machine/dryer, 'Worcester' boiler, built in meter cupboard, double glazed window to rear aspect and double glazed door to side aspect leading into the garden.



**BEDROOM ONE**
**12'4" x 12'0" max (3.78 x 3.66 max)**
Fitted wardrobe, picture rail, radiator, double glazed window to front aspect.





**BEDROOM TWO**
**15'8" x 9'1" (4.78 x 2.78)**
Radiator, double glazed window to rear aspect, door to side aspect leading into inner hall.

**BATHROOM**
**6'9" x 5'10" (2.06 x 1.79)**
Bath, pedestal wash hand basin, low level W/C, part tiled walls, radiator, double glazed frosted window to side aspect.





**BEDROOM THREE**
**9'10" x 9'7" (3.02 x 2.93)**
Radiator, double glazed window to side aspect, doors having access to hall and bedroom 2.

**OUTSIDE**
Good sized south westerly facing rear garden, with paved seating area, mainly laid to lawn, shed, water tap, gate to front aspect.

To the front of the property is a low level brick wall with metal gate, paved driveway giving access to garage.


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## GARAGE
**16'5" x 8'1" max (5.01 x 2.48 max)**
Pair of wooden opening doors to the front, door and window to rear aspect.

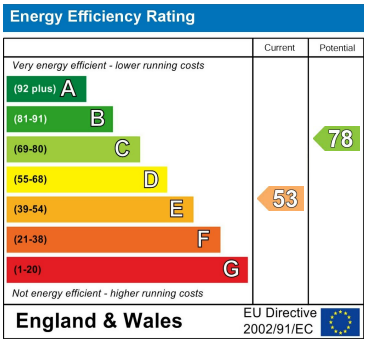


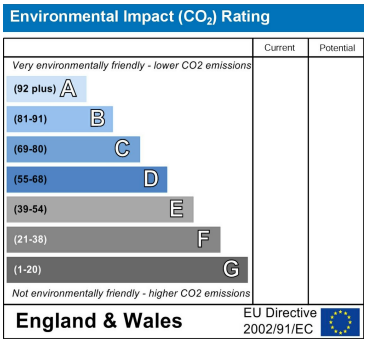
## FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

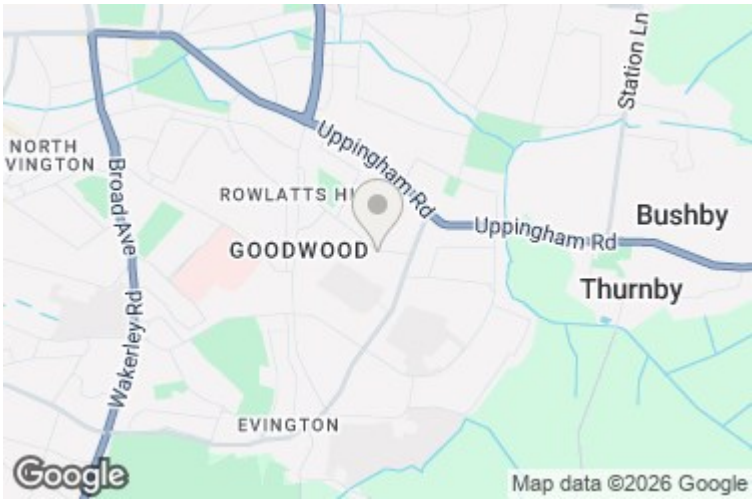


## GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm






## AML DISCLAIMER

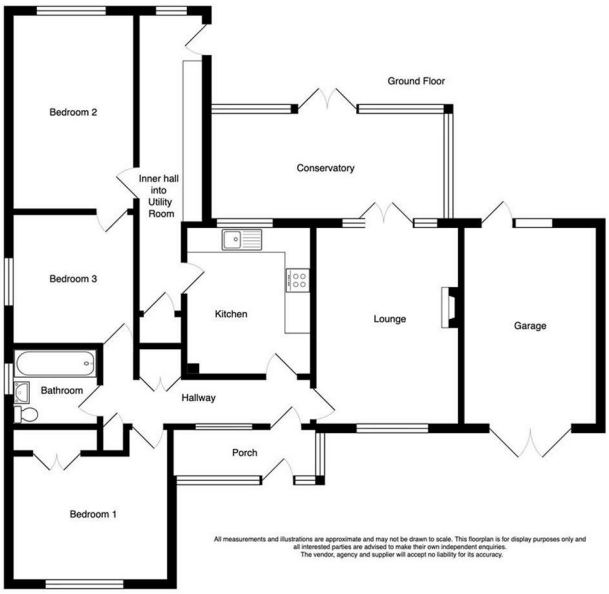
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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## THINKING OF SELLING?




## WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service




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